083.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,900 /	719,900
					USE VALUE:	719,900 /	719,900
					ASSESSED:	719,900 /	719,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIMKO MICHAEL T	
Owner 2:	JOHNSON AUDREY M	
Owner 3:		
Street 1:	92 PARK AVE EXT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HEHMAN CHRISTOPHER S -
Owner 2:	HEHMAN KYMNE MARY -
Street 1:	92 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1828 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	316,000	4,900	399,000	719,900
Total Card	0.115	316,000	4,900	399,000	719,900
Total Parcel	0.115	316,000	4,900	399,000	719,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.88 | /Parcel: 393.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52196
GIS Ref
GIS Ref
Insp Date 08/13/18

!6788!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,000	4900	5,000.	399,000	719,900	719,900	Year End Roll	12/18/2019
2019	101	FV	249,100	4900	5,000.	393,300	647,300	647,300	Year End Roll	1/3/2019
2018	101	FV	257,000	4900	5,000.	302,100	564,000	564,000	Year End Roll	12/20/2017
2017	101	FV	242,300	4900	5,000.	285,000	532,200	532,200	Year End Roll	1/3/2017
2016	101	FV	242,300	4900	5,000.	262,200	509,400	509,400	Year End	1/4/2016
2015	101	FV	228,500	5000	5,000.	245,100	478,600	478,600	Year End Roll	12/11/2014
2014	101	FV	228,500	5000	5,000.	225,700	459,200	459,200	Year End Roll	12/16/2013
2013	101	FV	228,500	5000	5,000.	225,700	459,200	459,200		12/13/2012

PRINT

Date	Time
12/10/20	21:30:27

LAST REV

Date	Time
08/28/18	11:21:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEHMAN CHRISTOP	1339-136		6/28/2007		432,000	No	No		
MC LALAN THERES	1240-111		7/20/2001	Family	385,000	No	No		
	839-47		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2017	1387	Redo Bas	7,000					
1/19/2017	68	Add Bath	83,423	O				remod Kitch + add
5/20/2009	360	Manual	2,500					
5/25/1993	215	Manual	5,000	C				V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	Meas/Inspect	CC	Chris C
12/3/2008	MLS	MM	Mary M
11/20/2008	Meas/Inspect	355	PATRIOT
8/2/2007	MLS	HC	Helen Chinal
11/3/2001	MLS	MM	Mary M
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,000	Spl Credit		Total:	399,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22449255
Const Adj.:	1.00969899
Adj $ / SQ:	154.546
Other Features:	98750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429409
Depreciation:	113364
Depreciated Total:	316045

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

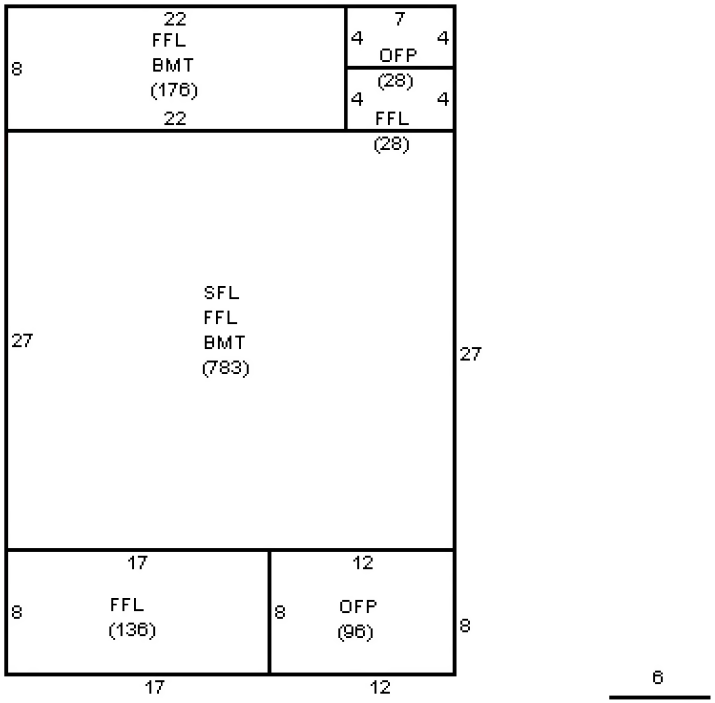
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.55
Special Features:	0	Val/Su Net:	108.55
Final Total:	316000	Val/Su SzAd	172.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,123	154.550	173,555
BMT	Basement	959	46.360	44,463
SFL	Second Floor	705	154.550	108,909
OFP	Open Porch	124	30.100	3,732

Net Sketched Area:	2,911		Total:	330,659	
Size Ad	1827.6999	Gross Are	2989	FinArea	1828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X23	A	AV	1928	23.36	T	40	101			4,200			4,200
19	Patio	D	Y	1	8X14	G	GD	2005	7.00	T	8.4	101			700			700

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900